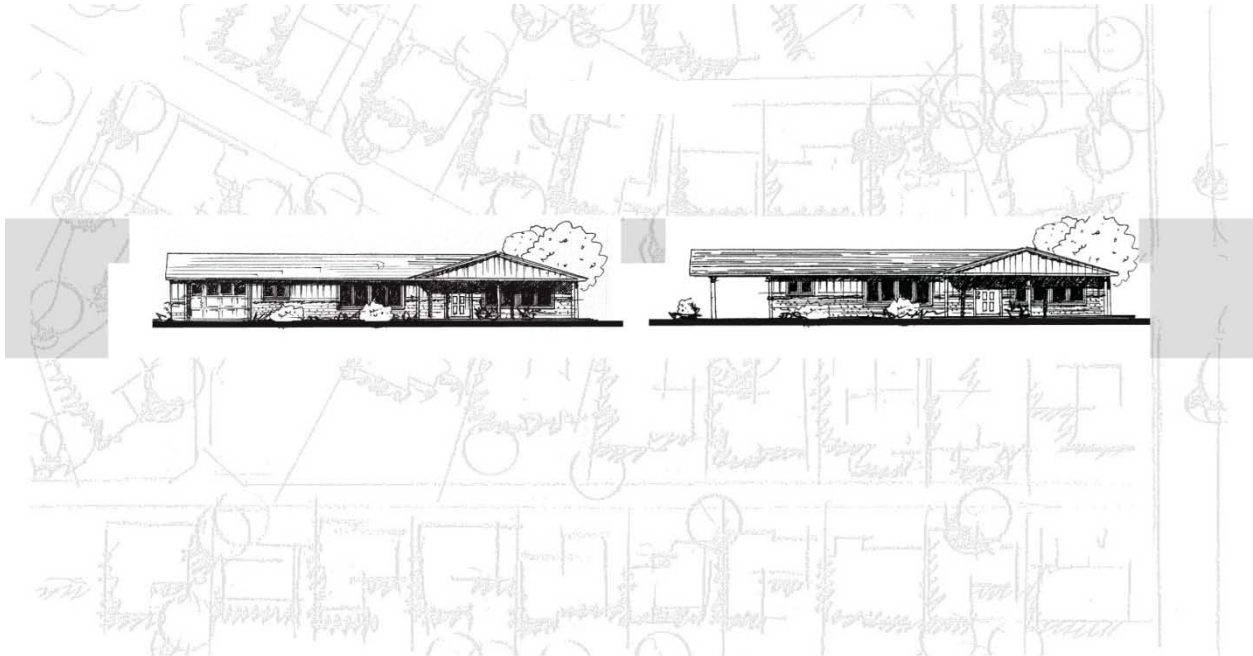


R1-7 Residential Exterior Enhancement Program

Design Guide

June 26, 2012



City of Scottsdale
Neighborhood Services

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A VISION FOR SCOTTSDALE’S R1-7 RESIDENTIAL NEIGHBORHOODS

“Scottsdale's vision is to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all of its neighborhoods, commercial and residential. By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood. The city will welcome Scottsdale citizens as partners in making sure that their neighborhoods are the kind in which they want to live and do business in the future. In most cases, neighborhood preservation and enhancement considerations will take precedence over other competing considerations.”

NEIGHBORHOODS CHAPTER, VISION STATEMENT

2001 GENERAL PLAN – PAGE 103

SECTION 1.0 BACKGROUND AND PURPOSE

Protecting and maintaining vital neighborhoods is a cornerstone of Scottsdale's General Plan and a key policy objective of City leaders. Scottsdale places a high value on the distinct and desirable character and diversity of its neighborhood settings, and the wide range of lifestyles they support. This includes Scottsdale's R1-7 neighborhoods. R1-7 refers to how a property is zoned. R1-7 development is typically a single-family home sitting on a 7,000 square foot property.

In the Spring of 2012, the City Council approved a program, known as the R1-7 Residential Exterior Enhancement Program (REEP), to encourage quality design and investment in R1-7 properties city-wide. The program is limited to homes specifically zoned R1-7 built prior to 1979 and without Planned Residential District or Planned Community zoning; and it applies to the street visible exterior facade (elevation, including roof) of the home.

This Design Guide is intended to provide direction for the REEP home improvements and can be used for projects that are not part of the REEP. Section 1.0 provides general information about this Design Guide, a brief history of R1-7 neighborhoods, and establishes the meaning of "neighborhood character." Section 2.0 provides step-by-step instructions for gathering building and design information about your site, your home and your neighborhood. Sections 3.0 and 4.0 describe some of the more common improvement projects initiated by R1-7 homeowners including the opportunities and challenges of each. These sections contain general and specific design guidance and suggestions on how to navigate the process and attain your goal as the homeowner. Internet links are provided in this document to several resources that will help you clarify your project and its design, and increase your knowledge about your neighborhood.

This Design Guide seeks a balance between individual initiative and creativity and the need to reflect common characteristic neighborhood patterns. The R1-7 neighborhoods are a valuable asset to the community and they figure prominently in the community's overall appearance, well-being, and its future.

1.1 What are Design Guidelines?

Design guidelines, as the term suggests, are generally not mandatory. (NOTE: The REEP is a program with its own requirements, including compliance with REEP application contents. This Design Guide is intended to assist in the REEP project designs.) These guidelines provide direction and guidance with respect to character and design. The guidelines cannot predict the unique potential or constraints for each project. Thus, guidelines tend to emphasize process and approach that lead to solutions rather than dictate solutions. Guidelines define a range of acceptable responses and alternative solutions while stressing the importance of relationships, or context, in any solution.

The information in this Design Guide should be considered along with the standards and provisions of the Zoning Ordinance related to properties zoned R1-7. Zoning regulates the use and development of property to ensure health, safety and welfare of the community. If there is conflict between the recommendation of this Design Guide and the Zoning Ordinance, then the Zoning Ordinance shall control.

1.2 Brief History of R1-7 Neighborhoods

Scottsdale's R1-7 neighborhoods built between the early 1950s and the late 1970s are composed predominantly of one-story, single-family dwellings. These homes are typically less than 20-feet in total building height and are built in the Ranch style. The R1-7 neighborhoods have many good qualities and attributes. They are well-built, sturdy and quality housing. Typically the homes are affordable and desirable due to their close proximity to community amenities. The street pattern in these neighborhoods is open and welcoming; the homes are set away from the street; and they have room in the front yards for landscaping and open areas. This combination of characteristics establishes a neighborhood setting that recollects traditional neighborhood design and encourages social neighbor-to-neighbor interactions upon which healthy communities are built. Due to the consistent Ranch style construction, most neighborhoods exhibit a strong and unified character with a charm that cannot often be replicated in a new neighborhood. These qualities are not always recognized or appreciated but they underlie the R1-7 neighborhood popularity and reputation as a good place to live.

1.3 What is Neighborhood Character?

As used in this Design Guide, "neighborhood character" means the combination of building features and qualities that are found in the particular street block or subdivision block within which a home is located. When subdivisions are first built they typically have a highly unified and consistent neighborhood character. Positive impressions of R1-7 neighborhoods such as those described in Section 1.2 are a result of this unity. Despite these positive impressions and growing appreciation for these neighborhoods, the R1-7 areas face a growing challenge related to their design and character. The shift is due to additions, second floor installations, carport conversions to garage or living space, or any number of other improvements. Projects completed with an unfinished or tacked-on "lean to" appearance diminish the neighborhood standard of excellence. However, when the design of an individual property changes in a positive way, with consistent or complementary elements that support the neighborhood, then the impact is positive.

Neighborhoods can change and it is unrealistic to expect that everything in a neighborhood must adhere to rigid interpretations of original neighborhood character. Alive neighborhoods are not snapshots in time – there is some room for difference within and throughout neighborhoods. Changes in a neighborhood are necessary and are an indication that the neighborhood is vital and functional for its residents. The issues are:

- The quality of improvements;
- Whether the changes are compatible with the home's existing design;
- Whether the change is compatible with the neighborhood; and
- Whether the project is consistent with the unique identity and character of the immediate neighborhood.

How neighborhoods look and feel stems from many individual decisions and choices about design. Personal preferences and individual tastes are important to the design process. Individuality creates variety, interest, and texture. However, commonality is also vital in neighborhoods. Incorporating common design reflects the shared values of a community, creates unity, and makes neighborhoods more cohesive and coherent. It is imperative that these neighborhoods and homes that compose them remain functional for residents while retaining a character that is desirable with quality design that Scottsdale is known for and that made the neighborhoods a popular housing choice since the 1950s.

1.4 Design Guide Objectives

The objectives of this Design Guide include:

- Protect and enhance the design character, vitality, and quality of neighborhoods while supporting home additions and modifications accommodating the changing needs of households.
- Promote neighborhood character based design solutions as a means to protect and strengthen neighborhood areas with desirable character.
- Allow flexibility and innovative design solutions that enhance R1-7 developments.
- Promote design solutions that respect the scale and patterns of development found in the immediate neighborhood.

SECTION 2.0 STEPS TOWARD CONTEXTUAL HOME DESIGN

For projects to be successful, they need to be well thought-out. The following steps will help you determine solutions for continuing the neighborhood character.

2.1 Step 1 - Research Zoning Standards

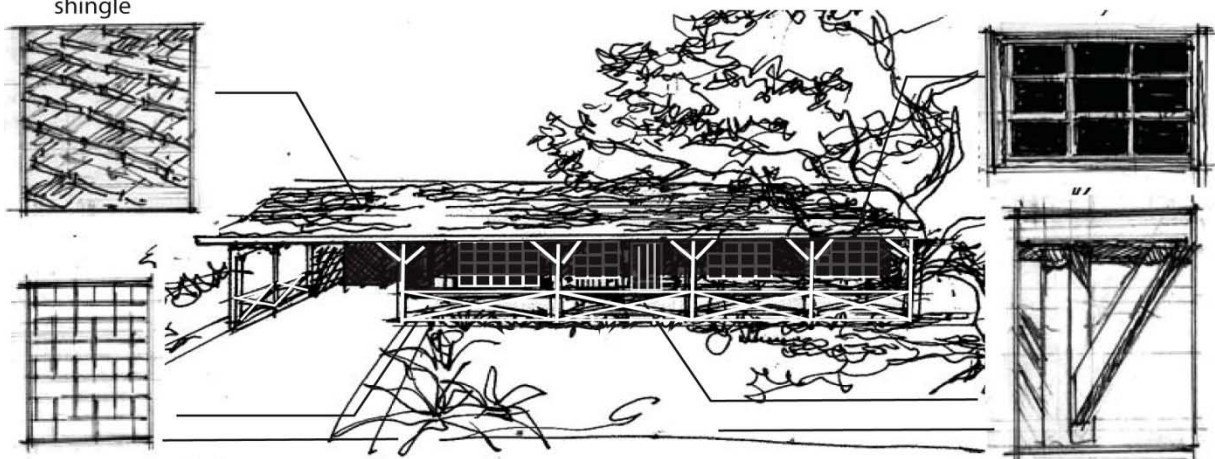
In planning an addition or other improvement to an existing home there are many things to consider, competing interests and priorities to set. Understanding the zoning regulations that apply to your property is a high priority consideration. Obtain an 8 ½" by 11" aerial map of your property showing the location of your home on the lot, the required setbacks from each property line and the location and purpose (if known) of any easement(s) that cross the property. Any contemplated additions, changes in height, or footprint of the building must observe the maximum height allowed, the required setbacks, and be clear of any easements. Both the Zoning Ordinance provisions for the R1-7 Zoning District and the aerial map of your property are available through the City's One Stop Shop planning counter or can be accessed directly on line from the City's web-page at <http://www.scottsdaleaz.gov/>.

2.2 Step 2 - Identify the Character of Your Home

Your goal is to determine the design elements that give your home its character and identity, and determine their relationship to your design ideas. Generally, additions and alterations should continue the same style of the existing homes' design. Ideally, the changes should be unnoticeable and on visual observation should be seen as part of the home's original design. Additions that look tacked on appear to be afterthoughts, or that somehow look incomplete and temporary, can hurt the value of a home and neighborhood.

What is the Character of your Home?

- The home is a single story ranch style. The style is designated as a "cowboy ranch".
- Simple, shallow pitch, roof design with front porch - cedar shake shingle
- Windows are hinged steel metal frame painted white with small panes. Horizontal orientation. Picture window. Front door is wood plank design.
- Vertical wooden supports with kick brace, wood rail across front of porch and other trim painted white for contrast.



- The key material for the house is 4 x 8 brick, reddish-brown in color.
- The most significant stylistic feature is the homes simple front porch and railing, wood shake roof and low-slung horizontal form.

Appendix A is an “Existing Home Worksheet” that provides series of questions for you to answer about the design of your home. This worksheet will help identify design elements that should be incorporated into the home design. In addition to filling out the worksheet, take pictures and make notes as you inventory your home’s exterior features. Then use those pictures to communicate the existing home design with others, provide direction to your architect or contractor, or use when discussing your plans with City staff. The purpose of identifying the character of your home is to inventory the important features and qualities of the existing home design, and incorporate those important features and qualities into your new design.

2.3 Step 3 - Assess the Neighborhood Character

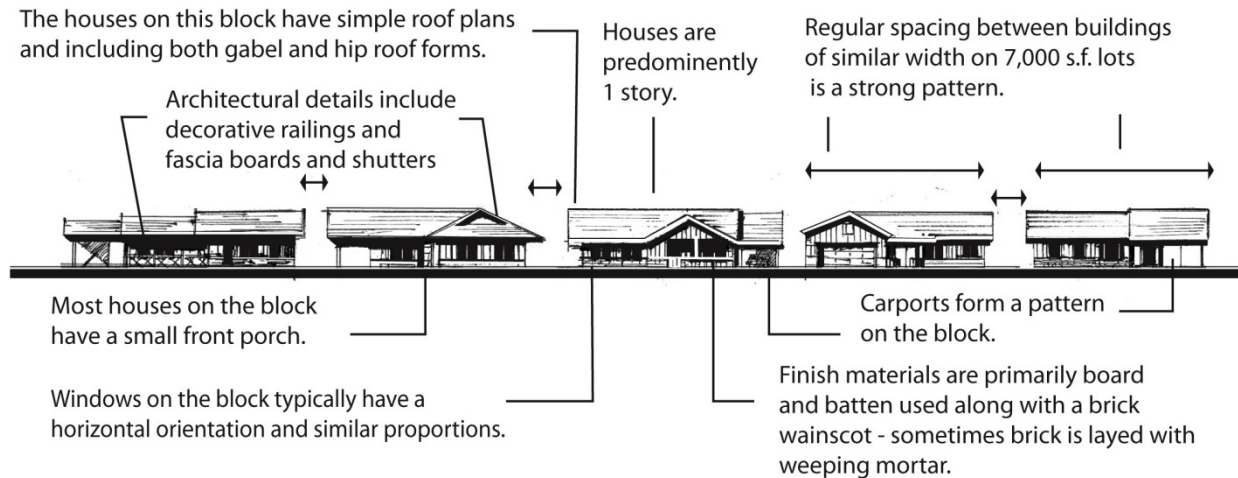
By analyzing the existing neighborhoods and its architecture, it is possible to identify patterns which contribute to its special character. Each neighborhood is distinct. The homeowner should identify and respect the existing patterns and characteristics of their neighborhood. Neighborhood character can vary widely from subdivision to subdivision and even within a subdivision from one street to the next. Character across a subdivision can also be more uniform and, if the homes were built by the same builder, the character from one subdivision can feel much the same as a subdivision located several miles away. Given that there are more than 14,000 individual R1-7 homes and countless ways of defining the neighborhood unit, patterns of character can be complex and some patterns may not be very useful in determining what is appropriate for a given home.

As a general rule, your analysis of the neighborhood should include the subdivision block and street block within which your home is located. This immediate area is most important and understanding its qualities will be most helpful to your design as it moves forward. The interest here is to inventory an area of sufficient size to identify important development patterns, repetitive architectural features, and other common characteristics between properties in the immediate area. This inventory defines the neighborhood’s character.

Take photographs as you inventory your neighborhood. Take notes of the neighborhood’s interesting features, and similarities between properties. Give yourself time to observe other homes and contemplate how those homes do or do not achieve quality and how they contribute in positive ways to your neighborhood. The illustration on the following page shows the kinds of things that the inventory would include.

Appendix B is a “Neighborhood Character Worksheet” that provides series of questions for you to answer about the design of the neighborhood homes. This worksheet will help identify design elements that should be incorporated into the project design in consideration of the neighborhood context. In addition to filling out the worksheet, take pictures and make notes as you inventory your neighborhood exterior features. Then use those pictures to communicate the existing home design with others, provide direction to your architect or contractor, or use when discussing your plans with City staff. The purpose of identifying the character of the neighborhood is to inventory the important features and qualities of the existing home design, and incorporate those important features and qualities into your new design

Neighborhood Character



2.4 Step 4 – Design Your Project

Carefully consider the data assembled in the above steps. Then identify the changes you propose to incorporate into your home's design. Next, review the Design Objectives, Project Types, and Guidelines for Architecture and Home Design in Section 3.0 and Section 4.0 to design your project.

SECTION 3.0 DESIGN GUIDELINES:

OBJECTIVES AND PROJECT TYPES

The following paragraphs describe several project types that are typically proposed by R1-7 homeowners. These project types have individual design challenges and opportunities. Whether your specific project is represented or not, these descriptions will help in achieving a project that adds quality to the community and contributes positively to neighborhood character. The information should also help you design your project to achieve your goals in a way satisfies and meets the expectations of the neighborhood and your neighbors.

3.1 Room Additions to Homes

Additions include both horizontal extensions of the first floor and adding livable space vertically as a second floor over the existing home. Additions should have design compatibility and should preserve the design integrity of the home. This is the first concern with additions, and it means that design of new additions are compatible with the design of the original house. Avoid introducing an unrelated design concept or a concept that competes with the concept of the existing house. Also avoid using architectural forms, proportions, detailing and finish materials that are different from those already established on the house. Additions to an existing home should appear to be part of the original design of the home and avoid the appearance of being “tacked on,” temporary and of lesser quality, and of being a “lean-to” which is supported by an exterior wall of the home.

With respect to the neighborhood character, the design of your home should continue the characteristic features and patterns of the neighborhood. If your home currently contributes to the desirable character of the neighborhood, then minimal design detail revisions should be considered and the new construction can incorporate details consistent with the existing details. In this case, it is likely that your home’s positive relationship with the neighborhood will continue or may even make a stronger contribution. If your home exists with differences and contrasts to the desirable character of the neighborhood, consider changes that would restore some of the design compatibility, enhance the character, and improve your home’s fit with the neighborhood.

A third area of concern is related to improvements that increase the height of homes or alter an existing upper level of the home. Height increases and second story additions can alter the character of the neighborhood. The primary impact of height modification is on the abutting properties, but the impact is obvious throughout the neighborhood. These changes affect the compatibility of the silhouette and scale relationship of homes within the neighborhood. Such proposals present a formidable challenge to R1-7 neighborhoods that derive much of their identity and character from the predominant pattern and horizontal emphasis of single-story Ranch style homes. In areas where the neighborhood character is still dominated by one-story Ranch style homes, homeowners are encouraged to carefully consider their horizontal, single-story options before committing to a second floor addition. Ultimately the decision is the homeowners to make. R1-7 zoning allows for varied roof heights and second floor additions up to a maximum of 30 feet in height. In some R1-7 neighborhoods two-story homes occur with regularity and will likely continue to occur. In the R1-7 neighborhoods without the two-story development pattern more critical assessment and evaluation of two-story additions is encouraged. The issue with variations in roof height and second story additions is how best to accommodate the choice while protecting the scale and one-story character of the neighborhood.

3.2 Covered Patio or Porch Additions

Patio or porch additions are outdoor spaces not enclosed with walls, screens, windows, or doors. The covered patios and porches are popular home improvements that enhance the livability of a home by pulling outdoor spaces into the living area, filling rooms with natural light and causing your home to feel more spacious. Porches and patios may be inset, they may project from the outer walls of your home or they may be nestled on an inside corner of the home. These additions should be located in a way that supports your floor plan and according to patterns established on the block. Design of a patios or porches should include consideration of lighting, ventilation, and access to electricity, and the extension of other systems that will make the outdoor space accessible, more usable, and an enjoyable place to spend time.

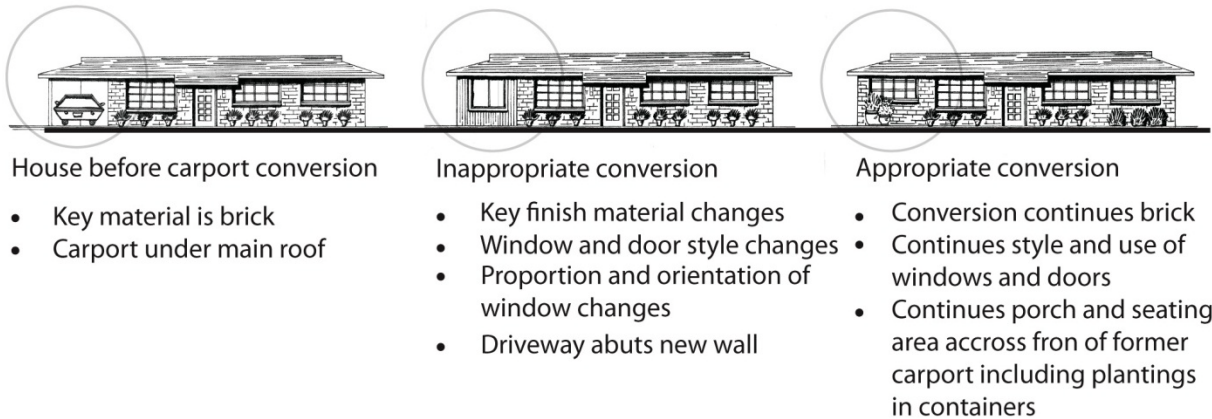
The concern with patio and porch additions, like with other additions (refer to 3.1), is compatibility with the original part of the house and that it have a finished appearance that is substantial, permanent and integral to original home design. The patio or porch should continue the original home features, roof style, materials and have a proportional relationship. Avoid designs that appear light-weight or temporary, look “tacked-on” or to be a “lean-to” held up and resting against the side of a house. The design guidelines in Section 4.0 encourage design compatibility, provide guidance on materials, and direction for achieving compatibility with the neighborhood. The roof, modifications to the home’s facade and the patio roof support posts qualify for the R1-7 Residential Exterior Enhancement Program (REEP); but the landscaping, pavers, patio/landscape walls, fireplaces, and similar installations are not eligible.

3.3 Carport Conversion to Garage or to Livable Space

The Ranch style homes in the R1-7 areas were typically built with an open carport or enclosed garage to accommodate one vehicle and in later years two vehicles. Adjoining the homes’ common living areas, the carport or garage was located to one side or the end of the house, or in front of the house oriented away from the street, or in the back part of the house oriented toward the street in an L-shaped floor plan with the front oriented away from the street, or within the back part of the L-shape oriented toward the street. Built as an integral part of the homes, upon the same foundation and beneath the main roof, the features were easily converted to livable rooms.

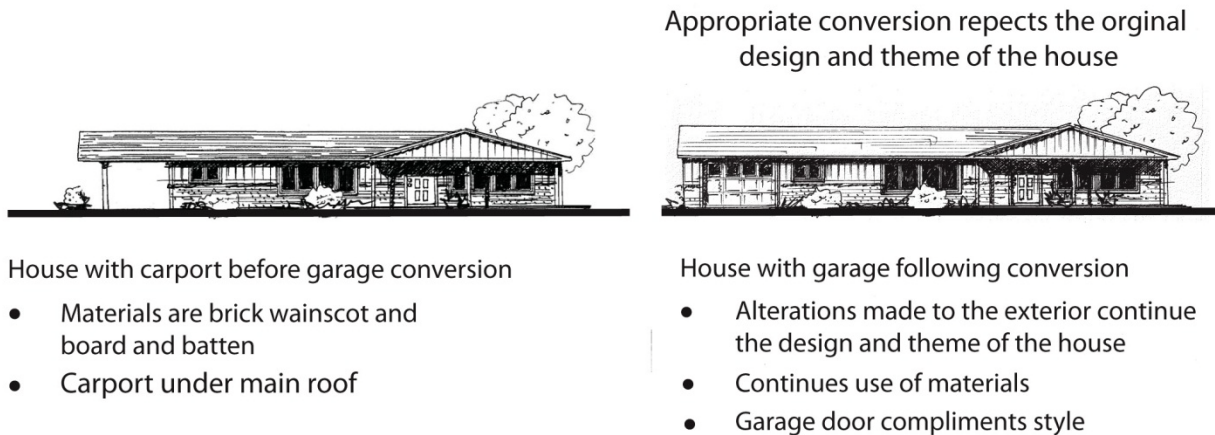
A key objective of garage and carport conversions is to improve the livability and increase the living space of a home. The conversions of garages and carports to living spaces typically cause the loss of covered parking and sometimes the loss of storage areas that were originally built as part of the garage or carport. In the case of a carport conversion to a garage, the primary objective is typically to enclose and secure parking and storage space.

Carport Conversion to Livable Space



The design concerns with these conversions are the compatibility of the exterior changes and achieving a design balance with the original home. Ideally the conversion should be unnoticeable, giving the appearance of being a part of the original design. The appropriate design blends the exterior changes using high quality workmanship and materials, incorporating architectural details, like light fixtures, that match or complement the material found on rest of the house. Windows and door styles, their orientation, proportional relationships, alignment and framing details should be incorporated as found elsewhere on the house. If the project is a conversion to a garage, the garage door design should be compatible in terms of its style and quality.

Carport Conversion to Garage



Another consideration is treatment of the ground plane where the former driveway would now abut the solid wall of the house. This area can be modified in several ways to conceal the conversion. A portion of the driveway could be removed to allow for a landscape planter. If the conversion relocates the front entry to the house, adds other entrances, or results in similar changes in the function of the home, then the changes should be made so that the architectural changes are compatible and the modifications, such as entry outline is unnoticeable. Any change should also be reflected in the design of the surrounding landscape.

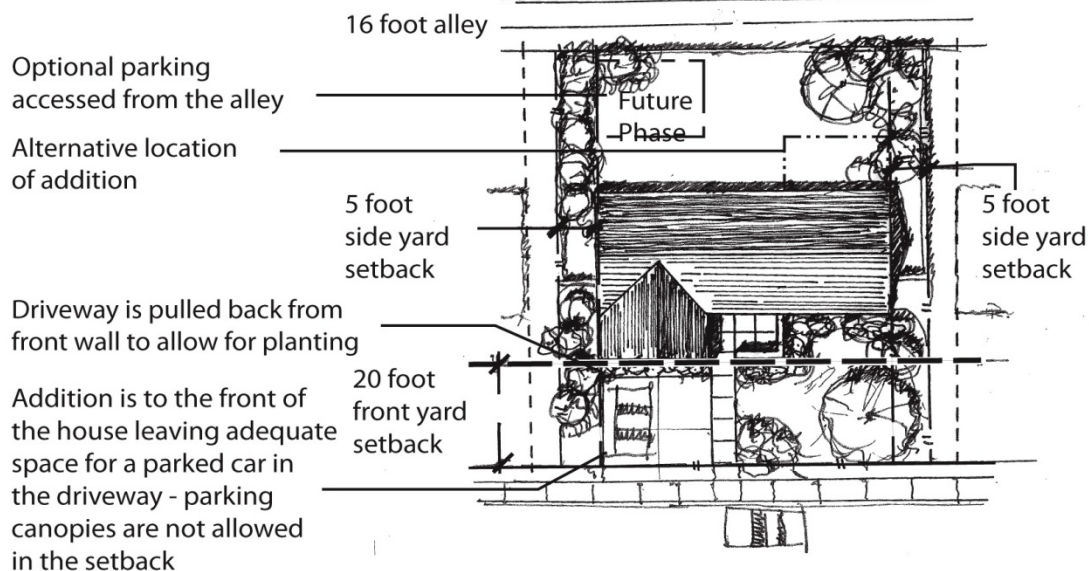
Unintended Consequences - A word of caution is necessary with respect to carport conversions. When livable space increases and meets certain needs of a household, a conversion may also result in a loss or compromise to other important functions of the house. Before committing to a conversion and launching a project with vague expectation of what living in the house will be like after the improvement is done, think it through before you start. Some questions to consider include: Where will you park the family's cars? Can you live without some covered parking? Where will you store the garden tools and your bicycles and the other things you need every day? If used, where will you put the recycle and refuse bins? If your idea involves a fabric canopy over the driveway or attaching a storage shed to side wall of your home, you should verify the space you need outside of required setbacks --- most R1-7 homes do not have extra space and this could leave you in a difficult position or regretting having done a conversion. Had you known the unintended consequences of a conversion you may have considered other options such as a newly constructed addition off the rear of the home or a separate garage accessed off of the alley. Think big at the start of your project before it's designed, this allows you to be strategic and will help to ensure your improvements add value to your home.

Garage Conversion and Addition to Livable Spacee

Before addition



After addition



3.4 Remodeling an Existing Home

For the purpose of this Design Guide, remodeling consists of making exterior modifications to the facade (the walls and roof) of the home. Primarily remodels adjust the finishes of the home and also include changes to entry doors, garage doors, windows, chimney structure, roof, trim or any number of the items that can be seen on the home's exterior. In short, a remodel takes the existing home walls and gives the walls a different skin. These changes can be thought of as minor changes because the typical effort and expense is less compared to an addition. However remodel work can have significant impacts on the quality and desirability of the surrounding neighborhood. For example, removing the steep pitched roof line and overhang scallop details above windows on a Swiss Chalet Ranch style home, and converting the home face into a Simple Ranch style home could begin a neighborhood trend that might compromise the character of a neighborhood and its ability to qualify for historic preservation. This example demonstrates that these seemingly minor projects can have significant impacts on a neighborhood, changing it in ways from which it may never recover.

The issue with remodeling is overall compatibility and its relationship or effects on neighborhood character. At minimum, this involves responding to the patterns and features of the neighborhood and designing remodels that are complete with neighborhood compatible building form scale, site relationships color, materials and finishes.

3.5 Building a New Home - Infill Construction

A new home that is built on a vacant lot or a home that is built on a lot previously occupied with a Ranch style home can have similar impacts on a neighborhood as compared to a remodel. The infill design should respond to and continue the characteristic features and patterns of elements present in the neighborhood, resulting in neighborhood character that is more unified and coherent, or it can ignore this context and impose a style uncharacteristic of the neighborhood causing the neighborhood to feel more fragmented and less unified.

At minimum, the design should respond to every characteristic pattern of the neighborhood, such as size and scale, site relationships, the use of color, materials, and finishes. Consideration should be given to window placement and repetition, pitch of roof, garage placement, width of the face of the house and the proportion of the front face that is dedicated to garage versus livable space. The details of the design should incorporate similar features that closely reflect the shapes, forms, and styles of light fixtures, mailboxes, planter boxes, window styles, roof shingles, and similar ornamentation of the neighborhood homes. The design should be functional and sensible to support modern living needs and continue the quality and desirability of the neighborhood.

As with remodels, these projects can have substantial impacts on a neighborhood, changing it in ways from which a neighborhood may never recover. As an example, a glass walled home with round wall planes, no windows oriented towards the street and with a two-story roof line would be out of place in the midst of a traditional Ranch style neighborhood. Incremental changes resulting from limited and small improvements would not have as significant and immediate impacts. However, the established styles and existing desirable neighborhood character are things that should not be ignored. The challenge with new infill home design is to achieve the goals of the homeowner and reflect their design aesthetic in a way that contributes and strengthens the desirable and unified character of the neighborhood.

Unlike neighborhoods that consist of mixed architectural styles, that are flexible and more easily accommodate differences, the R1-7 neighborhoods are less flexible with more rigid design patterns, and have a clear scale and are more resistant to differences. The patterns of site development design are

strong in the R1-7 neighborhoods and many neighborhoods are designed with the home orientation with its width parallel to the street and its narrow depth perpendicular. Infill development with a narrow end of the home facing the street would likely be inappropriate. The scale of the R1-7 homes is clear, they are predominately horizontal and rectangular homes which make them seem small and unimposing on the street scape. Designs that don't follow these patterns stand out. The design guidelines in Section 4.0 encourage design solutions that fit within the framework of the existing neighborhood allowing for differences that minimizes impacts to neighborhood character.

Second Story Addition

Typical one-story ranch style house before 2nd story addition

- Horizontal character
- Simple roof line
- Carport at one end



Discouraged

2nd story addition is inconsistent with the horizontal ranch style character of the original house.

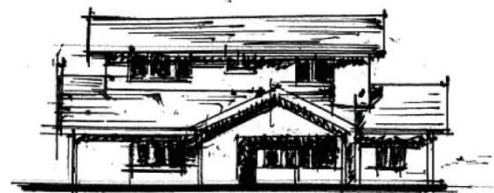
- The addition is vertical and follows outer wall
- Structure has become bulky and imposing
- Roof line of the has become complicated



Preferred Design

2nd Story addition is more consistent with ranch style horizontal character

- Addition is set back from front and side walls and the footprint of addition appears smaller
- The house maintains a simple roof line
- The overall appearance emphasizes the horizontal while more of the addition is accommodated at the rear
- Addition is pulled back from the carport below now entered from the side



SECTION 4.0 DESIGN GUIDELINES:

ARCHITECTURE AND HOME DESIGN

These design guidelines apply generally to all project types. The guidelines begin with a discussion of the architectural Ranch style and variations of the style typical of individual homes. This is followed by specific guidelines organized according to the neighborhood home style and types of projects; size, scale, building form and site relationships; roof elements; the proper use and design of windows and doors; and the selection and use of materials, colors, finishes and architectural details. As you work with these guidelines and apply them to your project, consider what you already know about the zoning standards that apply to your site (refer to Section 2.1), the design character of your home (refer to Section 2.2) and the character of your neighborhood (refer to Section 2.3).

Each project may not use all of the guidelines. Compliance with each and every guideline is not expected. In some projects, conformance to the guidelines may be strict and the project may implement the specific idea of a guideline. However, the more common expectation is that a project's design will meet the intent or spirit of the ideas and concepts the guidelines express and how a finished project furthers the R1-7 Residential Exterior Enhancement Program.

4.1 Overview of Ranch Style Architecture

The majority of homes in the R1-7 neighborhood subdivisions are built in the Ranch style. The neighborhoods that the R1-7 Residential Exterior Enhancement Program addresses are primarily made up of Ranch style homes. Ranch style consists of the characteristics listed below. Because Ranch style characteristics have changed over time, each neighborhood may have its own unique design details and ornamentation.

At the outset the Ranch style was a single story home with a low roof line and it may or may not have had a carport at one end of the home. Beginning in 1960, Ranch style variations were constructed including split-level (combination of one- and two-story in one home), and variations on the split-level such as tri-level with one part of the home sunk into the ground with a one-half basement, and two-story Ranch style designs. Though the homes exceeded one story in height, they borrowed detailing and incorporated many of the Ranch style characteristics and features including low scale architectural forms and details that emphasize the horizontal. These newer neighborhoods feel less rigid incorporating more styles and stylistic references, and a character that is more complex.

Following are some of the key characteristics of the Ranch style and related split-level styles.

- A strong horizontal emphasis of the building form, low floor to ceiling heights, windows with longer horizontal dimension compared to vertical dimensions, and ornamental details that emphasize the horizontal planes.
- Most homes were built with an attached carport sized for a single vehicle, most often located to one side and adjoining the home's living space.
- Generally an asymmetric floor plan having a rectilinear shape that is sometimes L-shaped and rambling, or having wings and additions extending off of the main floor area.
- Entered either through a front door or a side entrance accessible from the carport.
- The floor plans typically grouped the living area, dining, and kitchen together while separating the sleeping and bathroom areas to the opposite side of the home off of a common hallway.

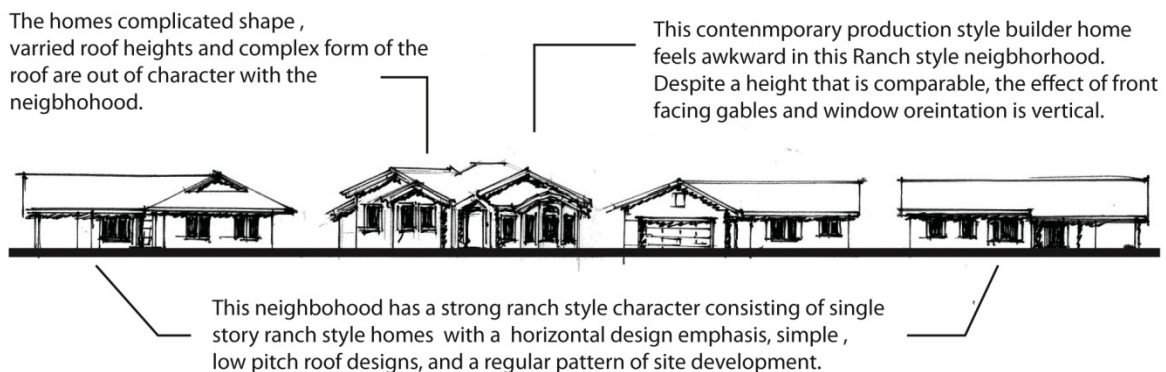
- Front porches occur with some regularity defined by a simple roof extended over the doorway and sometimes extending across a portion of the house tying into the roof of the carport.
- Designs with a specific connection to the outdoors employ elements like patios, arched doors, picture windows, front porches, etc.
- Rear yard patios frequently have been reconstructed into enclosed livable space such as an “Arizona Room.”
- Variation in use and type of wall materials on the front facade, such as weeping mortar, band of brick, board-and-batten, and decorative concrete masonry blocks (cmu or concrete blocks) and slump block.
- Variation in ornamental details, such as fascia board trim, shutters, porch and carport posts, window hoods, landscape walls and planters.
- Roof materials including asphalt shingle, cedar shake shingle and other textured roof material.
- Driveways either alternate or are abutting one-another on adjoining lots.
- Front yards tend to be consistent in depth from lot to lot creating a strong pattern of setbacks.
- Homes are typically centered on 7000 square foot lots and spaced anywhere from ten to fifteen feet from the neighboring home.

4.1.1 Summary Guidelines –Architectural Styles & All Types of Projects

The design process for all project types should take into consideration and incorporate the applicable guideline as may be appropriate for the particular design proposal.

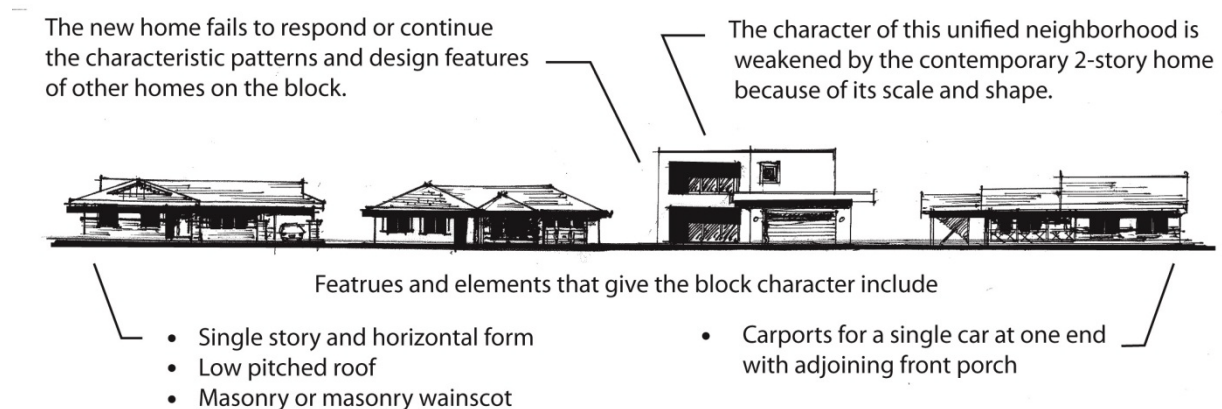
- Maintain the essential characteristics and attributes of the “Ranch” style and its variations including split-level designs that borrow and reinterpret the Ranch style.
- Changes made to the exterior of the home should follow and harmonize with the style of the original house. The Postwar Modern Housing and Geographic Information Study of Scottsdale Subdivisions is a comprehensive study of architectural styles found in Scottsdale’s subdivisions, including the R1-7 Ranch style homes, it can be found on the internet at this webpage: <http://www.scottsdaleaz.gov/Assets/Public+Website/historiczoning/postwarstudy.pdf>
- Avoid introducing a new style that is not already represented in the immediate neighborhood. Reference the designs of other nearby homes and continue the neighborhood’s characteristic patterns.

Builder Style and Neighborhood Compatibility



- D. Contemporary builder styles prevalent in new neighborhoods built in the last twenty years are generally not appropriate to in R1-7 neighborhoods designated for the R1-7 Residential Exterior Enhancement Program. These contemporary styles tend to be highly stylized and themed intended for use in a master planned setting with similar structures. Newer styles adapt poorly to the scale and character of the both the Ranch style and mixed style R1-7 neighborhoods. The newer styles typically consist of one- or two-stories with stucco exterior walls, windows with or without stucco pop out trim features, red roof tiles, have a front elevation dominated by a two- or three-car garage, and are often designed so that the front entry door is not visible from the street.
- E. Use of a contemporary style that employs building scale, massing, roof lines, materials and building orientations that are different than those commonly found in the neighborhood should be avoided.
- F. The architectural styles of new houses and substantial remodels should be compatible with the architectural styles found in the surrounding neighborhood. Compatibility can be achieved through:
- 1) Creating consistent the site relationship and site development patterns,
 - 2) Maintaining front entrances that are visible and accessible from the street,
 - 3) Continuing plant pallets and landscape patterns that have been established in the neighborhoods and adjoining properties,
 - 4) Incorporating shapes, forms, colors, materials, and other features used in the design of adjoining properties, and
 - 5) Maintaining a similar scale and building proportions.

Contemporary Style and Neighborhood Compatibility



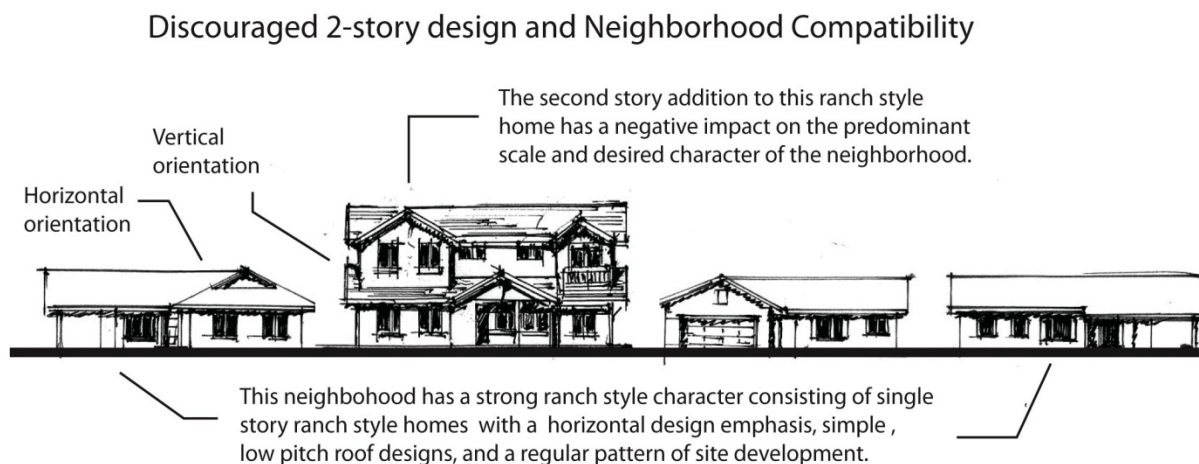
- G. The overall style of each house should be consistent on all sides of the building as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public spaces are stylistically consistent.
- H. Avoid mixing styles or introducing a new style or stylistic features that feel foreign to the neighborhood and that is not already represented in the neighborhood.

4.2 Overview of Size, Scale, Building Form, & Site Relationships

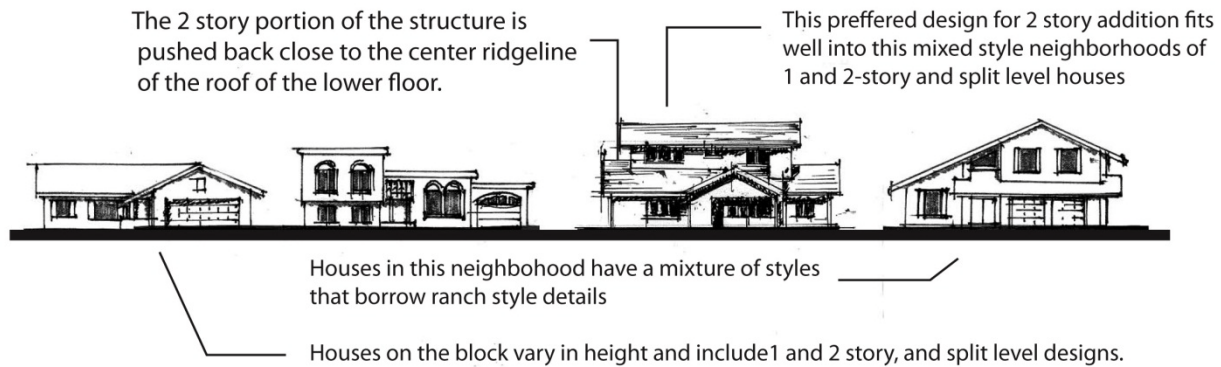
The large majority of neighborhoods in Southern Scottsdale are composed of one-story homes. Houses built in the Ranch style rarely exceed one story in height. Additions that extend the house horizontally are preferred. In this way the Ranch style character is best protected.

Some R1-7 homes have been altered and exceed one story. When these designs are considered, the taller portion of those structures should be carefully designed and located to minimize the second story affect on the neighborhood. A two-story addition if some care is taken may fit successfully into the neighborhood context. If your program requires a second story addition, consider the following guidelines that attempt to minimize the potential impact. A well designed second story addition can generally have less impact on neighboring one story dwellings if the second story is designed with a smaller second story 'footprint' as compared to the underlying first story footprint. Setbacks to the roofline and lower top-of-roof ridge elevations can help alleviate the towering effect that a second story addition might otherwise present.

R1-7 Residential zoning permits building height of 30 feet, tall enough to accommodate a second level. Should a homeowner want to take advantage of the permitted building height, and decide pursue a second level addition or if the project is a new home infill on a vacant lot within an R1-7 Residential Ranch style neighborhood, the practices shown in the following graphics and discussed in Section 4.2.1. are recommended to minimize the impact the addition will have on the design of the home and the character of the neighborhood.



Second Story Addition Neighborhood Compatibility



4.2.1 Summary Guidelines –Size, Scale, Building Form, & Site Relationships

- A. New construction should relate to the predominant size and height of the neighborhood.
- B. A new infill house or addition facing a public street should be compatible with those of adjacent houses and/or with the other homes on the block.
- C. Maintain the integrity of the existing home with additions and alterations that are compatible and blend with its design. The design of additions and other alterations should extend the design concept of the original home. Retention of the existing home's design integrity when making a change to the facade contributes to the home's desirable character in the immediate neighborhood.
- D. Additions to an existing home should maintain a similar scale and overall height of the existing home. Consider the range of options for one story additions on the site including placing the addition at the rear of the structure before considering disrupting the pattern of one story homes that define the character of the neighborhood.
- E. The pattern of one story buildings is an important part of the neighborhood's character that can easily be disrupted with a second story addition. Ideally, additions in one story neighborhoods will be one story and match the pattern of the neighborhood for one story homes.

Scale of a Porch Addition



Discouraged

This remodeled entry is too tall and out of scale with the house and with other porches on the block. The style of the remodel is also out of character with the neighborhood.

This entry is scaled appropriately to the house and is stylistically compatible with the design of the home and character of the neighborhood.



Preferred

- F. Design a second story addition to be compatible with the scale and character of the neighborhood. In a predominantly single-story neighborhood, it is preferable to expand the house in a single story rather than in a second story. Investigate horizontal expansions of the home first.
- G. The size and massing of new houses and additions should be compatible with the general scale and shapes of surrounding houses, and keep the perceived scale of the new construction compatible with the surrounding structures. The overall scale may be minimized by employing one or more of the following techniques:
 - 1) Set the second story back from the front and sides of the first story a distance sufficient to reduce the apparent overall scale of the building.
 - 2) Significantly limit the size of the second story relative to the first story and any addition to the first story.
 - 3) Place at least sixty to seventy percent of the second story floor area over the back half of the first story.
 - 4) Avoid flat roofs on blocks with a predominant pattern of peaked roofs.
- H. When adding a second story, minimize shading of adjacent properties if possible.
- I. Second story additions should be designed with the same or consistent architectural style, building materials, roof form, and windows as the principal structure.

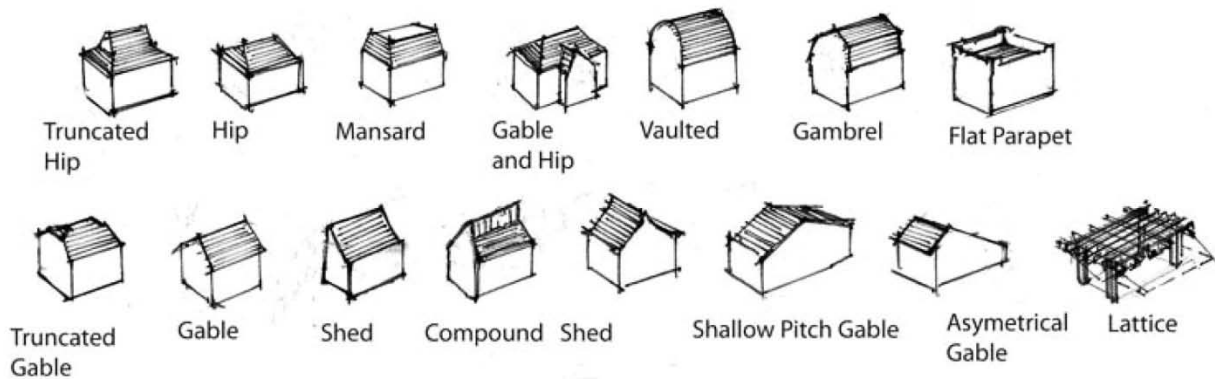
4.3 Overview of Roof Form & Material

The roofs of homes can be the dominate skyline feature in neighborhoods. A roofline that stands out from others can be distracting from the quality of the neighborhood. Trees and landscaping might obstruct the view of some roof lines but where there are breaks in the landscape, the roof line will be apparent. Neighborhoods are composed of various roof lines and embellishments on roofs like patios. The roofing finish shingles or tiles also can influence the prominence of roof lines in a neighborhood.

4.3.1 Summary Guidelines – Roof Form & Material

- A. All roof slopes on a single building should have the same angle unless different slopes are inherent in the design system, such as for gambrel roofs or some shed roofs.
- B. Roof types and slopes should be generally the same over all parts of a single building. Exceptions are roof styles or architectural styles that traditionally involve varying slopes such as gambrel roofs and "Sea Ranch" style shed roofs, or architectural styles that sometimes mix flat and sloped roofs such as the Mediterranean style. In addition, gable and hip roof elements are often used in combinations. Very small gable or shed roof elements used over dormers, or to highlight or shield a prominent window or windows are generally appropriate.

Guide to Roof Styles in R1-7 Neighborhoods



- C. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system. New materials that are fire resistant are appropriate as long as they replicate the traditional material.

4.4 Overview of Windows & Doors

Windows and doors contribute a great deal to the character of the house. A house with few variations in the type, style, and size of windows and doors is generally considered good practice. A remodel project may involve the replacement of windows and doors for aesthetic purposes, to upgrade the home's energy efficiency, or to introduce additional natural lighting. Window and door modifications may also be undertaken as part of an addition or carport conversion project. An addition or carport conversion that uses windows and doors that are significantly different from those used on the remainder of the house will compromise the integrity of the original house design. For instance, using sliding aluminum windows in a house that has wood double hung windows would detract from the house.

Windows serve as a significant improvement to house additions and carport conversions by adding valuable character elements that improve the architectural quality of the house. The quality is best preserved when the new windows match the style of the house and the neighborhood. Trim molding, lintels, window sills, and shutters can be used to express a level of design detail that is consistent with the house design.

4.4.1 Summary Guidelines - Windows & Doors

- A. Window styles (double hung, casement, sliding, fixed, etc.) and frame materials (aluminum, wood, steel, etc.) are particularly important expressions of architectural style and should always be consistent among all elevation of a building. Window styles may vary depending on the specific use or size of the window but their designs, proportional relationships, manner of placement and orientation should generally relate and reference one another. Frame materials should never vary on a single building, except in some limited cases where the frame material is being upgraded.
- B. Doors are often considered to be a first impression of a house. A door that contains transparency or creativity in design appears more welcoming and friendly, as opposed to a flat barrier. New doors should match the style of other doors on the exterior of the home and should be consistent with the doors in the neighborhood.

- C. Don't, however, just copy what is found in the neighborhood. "Tacking on" design features or details that are found in the neighborhood can lead to a chaotic appearance and disjointed composition of features and details. To achieve a deeper and unified whole, study all of the design features or details that serve as patterns which contribute to the richness of the neighborhood and choose those that apply to your home. Then plan a house that will respect all of these patterns while maintaining individual integrity.
- D. Shutters in postwar era homes are often decorative wood elements permanently attached on either side of the window on houses. Replacement and new shutters should incorporate elements already found on the house, in the neighborhood, or as indicated with postwar-era home types.
- E. When replacing windows and doors or consider an upgrade to improve the window energy efficiency rating, while maintaining a similar style and appearance as the original windows and doors.

4.5 Overview of Materials, Colors, Finishes & Architectural Details

Materials used in a renovation, addition or other improvements resulting in the alteration of the exterior of the house should be based on the existing materials that are found on the house being proposed for change. For example some houses consist mainly of brick. When considering a new addition, the addition should continue the brick material used in your home.

The size of the materials can vary and incorporating a severely different size of material could result highly undesirable new improvements. For example, if the home consists of mainly red 8-inch by 4-inch sized brick it would be appropriate to use the same brick material and size for the addition. Also, where the home is brick then making use of brick would be more suitable rather than using wood paneling which changes the architectural features and theme of home. This is one example of many that could be provided to explain the importance of consistency in home design.

4.5.1 Summary Guidelines - Materials, Colors, Finishes & Architectural Details

- A. Because of the numerous variations of materials, colors, finishes and architectural details it is impossible to list an all-inclusive guideline. In all designs, sensitive consideration should be given to the elements found in the neighborhood and significant deviation from the overall design schemes should be avoided.
- B. Brick and other stylized masonry should be restored and not painted, if the restoration does not damage the material. If painted, masonry of a natural earth tone would be the preferred solution. Always consider the value of a natural finish.
- C. Maintain and repair exposed wood and other materials to ensure long-term durability. Properly protected wood, stone, and many types of masonry have an honest and natural beauty.
- D. Siding materials should be appropriate to the style of the house. Materials developed after the establishment of a particular architectural style are not appropriate on buildings of the older style. However newer materials would be acceptable if the newer material is a higher quality and a deliberate reproduction of the original material. The same siding material should be used on all building elevations unless multiple materials are already incorporated in the design. Where multiple materials are already in the existing home design the siding design should be carefully balanced and evaluated to assure a quality and compatible fit of materials.

- E. Lightweight metal roofing systems are discouraged because of their temporary and corrugated metal roofing panels, fiberglass roofing panels, fabric roofing and awnings are generally discouraged for reasons of durability and because they may not be choices that will contribute to the unified character of the neighborhood.
- F. Colors that are chosen for a project should continue the style and character of the neighborhood's existing color themes. When considering a color scheme, survey and identify the predominate colors used on other dwellings around your property and within the surrounding neighborhood. Color themes may incorporate a single color for the large wall areas of the building, and one or two accent colors for the trim, such as window pop-outs and door surrounds, and an additional color may be used on the doors. Some neighborhoods may not employ as much variation of color, and may consist of a single color for the entire building. Careful thought to selecting color helps a house blend with its setting and neighborhood.
- G. Both the quality of the finishes and how they are installed contribute to the final impression of the house. Window, door, and eave trim should be consistent on all elevations of the house. This includes material, material dimensions and decorative features. Replicating the original trim style for an addition or a remodel of an older, traditional style is particularly important. Provide finishes that are of high quality and are well crafted. Choose finishes which are appropriate for the style and scale of the house.

Appendix A

EXISTING HOME WORKSHEET

Overall Style and Character

1. Has the house been changed since it was originally built, if so how?

2. What features or style defines the house? (How many stories; how tall is the home; are there large or small windows; how are the walls finished – are they painted, unfinished, or stucco; if there are posts are they wood or concrete and are they decorated with trim; are there shutters or other decorative features; etc.)

Previous Alterations

1. What past changes have occurred to the home? (Window replacement, enclosed carport, room addition, etc.)

2. Were these changes compatible with the existing home design, why or why not?

Windows and Doors

1. What is the style and type of window(s) and door(s)? (Picture window with casement side windows, horizontal slide windows, vertical slide windows, single swing door, double swing door, roll-up garage door, on-piece slide garage door, windows along top of garage door, etc.)

Color and Materials

1. What materials and colors make up the exterior home walls? (Brown colored stucco, brown colored concrete block, tan vertical wood siding, tan horizontal siding, silver metal siding, etc.)
2. What are the decorative trim, ornamental elements, and their colors? (Bronze lights fixtures, white trim under the roof eave, bronze gutter, brown shutters, etc.)

Roof Form and Materials

1. What is the style and slope of the roof? (Ridge of main roof running parallel to the street with a center gable, at one end of the home there is a shed roof attached to the south wall; the slope is at an angle of about 45-degrees, etc.)

Appendix B

NEIGHBORHOOD CHARACTER WORKSHEET

Overall Style and Character

1. Has the neighborhood been changed since it was originally built, if so how?
2. What features or style defines the homes? (How many stories; how tall, large or small windows; how are the walls finished – are they painted, unfinished, or stucco; if there are posts are they wood or concrete and are they decorated with trim; are there shutters or other decorative features; etc.)

Previous Alterations

1. What past changes have occurred to the homes? (Window replacement, enclosed carport, room addition, etc.)
2. Were these changes compatible with the existing homes in the neighborhood, why or why not?

Windows and Doors

1. What is the style and type of window(s) and door(s) on these homes in the neighborhood? (Picture window with casement side windows, horizontal slide windows, vertical slide windows, single swing door, double swing door, roll-up garage door, on-piece slide garage door, windows along top of garage door, etc.)

Color and Materials

1. What materials and colors make up the exterior home walls, what differences are there among the various homes in the neighborhood? (Brown, gray, blue colored stucco, green, white, brown colored concrete block, tan vertical wood siding, tan horizontal siding, silver metal siding, etc.)
2. What are the decorative trim, ornamental elements, and their colors found in the neighborhood? (Bronze lights fixtures, white trim under the roof eave, bronze gutter, brown shutters, etc.)

Roof Form and Materials

1. What are the styles and slopes of the roofs in the surrounding area? (Ridge of main roof running parallel to the street with a center gable, at one end of the home there is a shed roof attached to the south wall; the slope is at an angle of about 45-degrees, etc.)